



* 2 0 1 2 1 2 0 0 9 0 2 8 5 *

201212009028

FILED FOR RECORD IN

TIPPECANOE COUNTY, IN

ONETA TOLLE, RECORDER

05/02/2012 03:14:35PM

EASEMENT 21.00

TEMPORARY GRANT OF EASEMENT

Project: 5954.002
Cumberland Ave

Parcel: 44

Key Nos. 168-05301-0103
168-05301-0114

State ID Nos. 79-07-06-376-001.000-035
79-07-06-376-002.000-035

THIS INDENTURE WITNESSETH, That **WEST LAFAYETTE JUNIOR-SENIOR HIGH SCHOOL BUILDING CORPORATION**, an Indiana non-profit corporation, the Grantor, GRANTS to the **CITY OF WEST LAFAYETTE, INDIANA**, the Grantee, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor for the purpose of Drive Construction and Grading, which said work is incidental to the construction of the road facility known as Cumberland Avenue and as Project 5954.002, which said Real Estate is situated in the City of West Lafayette, State of Indiana, and which is more particularly described in the legal description attached hereto as Exhibit "A" and depicted upon the Temporary Right of Way Parcel Plat attached hereto as Exhibit "B", which exhibits are incorporated herein by reference. Said temporary easement shall be extinguished, become void and revert to the Grantor and/or the Grantor's successor(s) in title upon completion of the said Project. The said extinguishment shall be evidenced by a release document which shall be executed and recorded by the Grantee at no cost to the Grantor.

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the City of West Lafayette, Indiana, except: N/A

The Grantor acknowledges that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the Grantor, for the purpose of inducing the City of West Lafayette, Indiana, to accept this grant and to pay the hereinbefore referenced consideration, represents that the Grantor is the owner in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER.

MAY 02 2012

Jennifer Weston PR


AUDITOR OF TIPPECANOE CO.

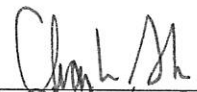
fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

The undersigned persons executing this temporary grant of easement represent and certify on behalf of the Grantor, that they are authorized by the corporation and have full authority to sign and execute documents on its behalf, and that their authority has not been revoked; that they are, therefore, fully authorized and empowered to grant to the City of West Lafayette, Indiana, the real estate of Grantor and to execute all necessary instruments in connection therewith.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9th day of January, 2011. 2012

WEST LAFAYETTE JUNIOR-SENIOR HIGH
SCHOOL BUILDING CORPORATION
an Indiana non-profit corporation

By: 
Printed: S. Craig Frinken
President

By: 
Printed: Charles W. Shook
Secretary

STATE OF INDIANA)
) SS:
COUNTY OF TIPPECANOE)

Before me, a Notary Public in and for said State and County, personally appeared J. Craig Irvine and Charles W. Shook, authorized officers of the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that that any representations contained therein are true. I am a resident of Tippicanoe County.

Witness my hand and Notarial Seal this 9th day of January, 2011-2012.

My commission expires: June 15, 2018

Helen L. Pigg
Helen L. Pigg
NOTARY PUBLIC

I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Thomas L. Brooks, Jr.

This instrument prepared by: Thomas L. Brooks, Jr. of the firm Mayfield and Brooks, LLC, 8 N. Third St., Suite 405, P.O. Box 650, Lafayette, IN 47902, Telephone (765) 423-5454

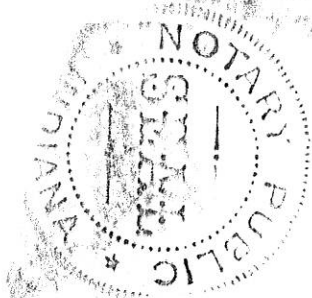
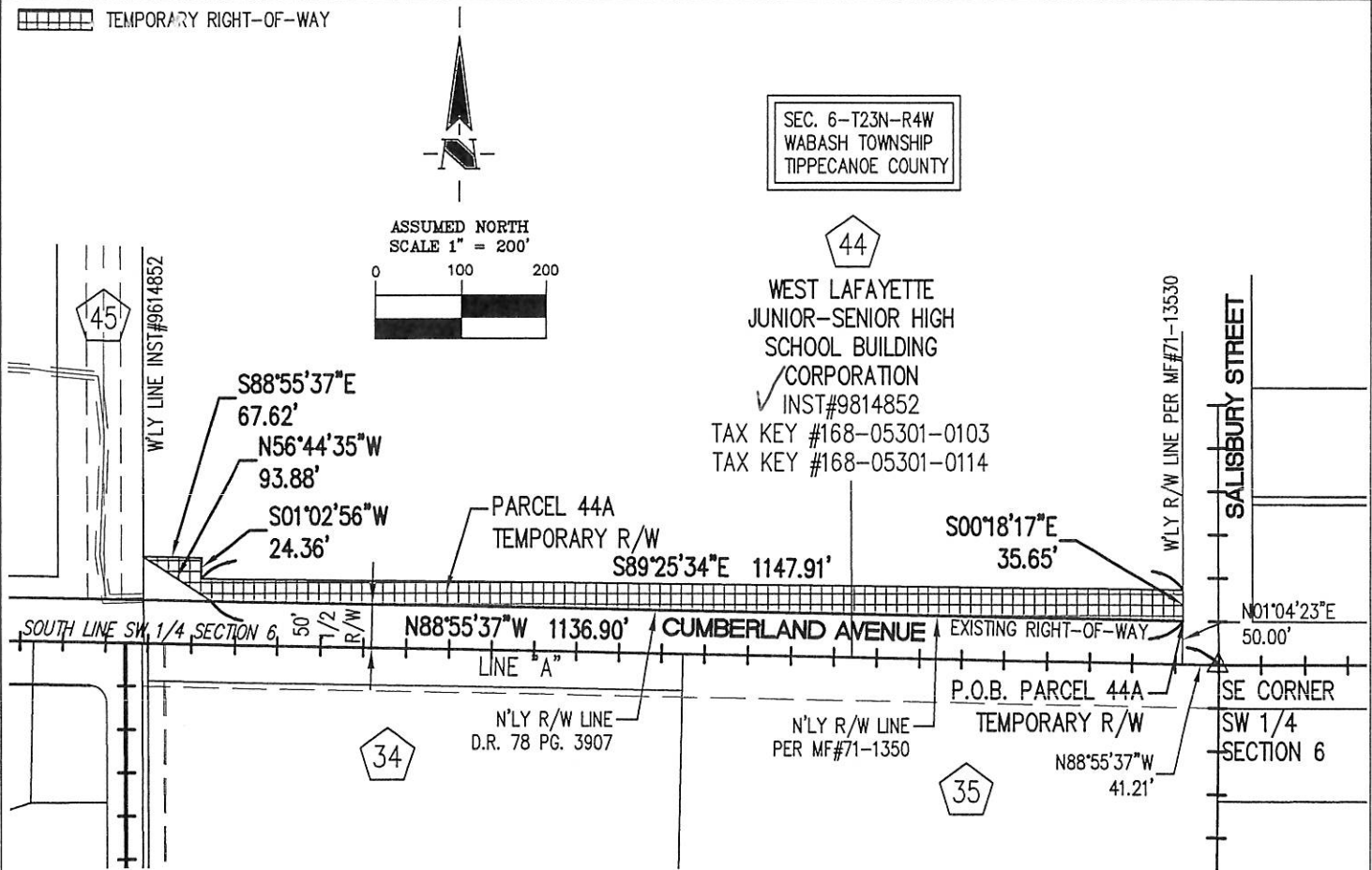


EXHIBIT "A"

A Part of the Property described as Instrument Number 9614852 in the Office of the Tippecanoe County Recorder located in the Southwest Quarter of Section 6, Township 23 North, Range 4 West, City of West Lafayette, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at the Southeast Corner of said Southwest Quarter; thence North 88 degrees 55 minutes 37 seconds West along the South Line of said Southwest Quarter a distance of 41.21 feet; thence North 01 degrees 04 minutes 23 seconds East a distance of 50.00 feet to the North Right-of-Way Line of Cumberland Avenue per Miscellaneous File #71-3150 and the Point of Beginning; thence North 88 degrees 55 minutes 37 seconds West along said North Right-of-Way Line a distance of 1136.90 feet; thence North 56 degrees 44 minutes 35 seconds West a distance of 93.88 feet to the West Line of Instrument Number 9614852; thence South 88 degrees 55 minutes 37 seconds East parallel to the South line of said Southwest Quarter a distance of 67.62 feet; thence South 01 degrees 02 minutes 56 seconds West a distance of 24.36 feet; thence South 89 degrees 25 minutes 34 seconds East a distance of 1147.91 feet to the West Right-of-Way Line of Salisbury Street per Miscellaneous File #71-3150; thence South 00 degrees 18 minutes 17 seconds East along said West Right-of-Way Line a distance of 35.65 feet to the Point of Beginning, containing 0.840 acres of land, more or less.

Note: The land description shown hereon is based on the Cumberland Avenue Phase 2 Route Survey for the City of West Lafayette dated January 19, 2010 and recorded at Instrument Number 201111004572 in the Office of the Tippecanoe County Recorder.



Parcel 44A Temporary Right-of-Way Description

A Part of the Property described as Instrument Number 9614852 in the Office of the Tippecanoe County Recorder located in the Southwest Quarter of Section 6, Township 23 North, Range 4 West, City of West Lafayette, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at the Southeast Corner of said Southwest Quarter; thence North 88 degrees 55 minutes 37 seconds West along the South Line of said Southwest Quarter a distance of 41.21 feet; thence North 01 degrees 04 minutes 23 seconds East a distance of 50.00 feet to the North Right-of-Way Line of Cumberland Avenue per Miscellaneous File #71-3150 and the Point of Beginning; thence North 88 degrees 55 minutes 37 seconds West along said North Right-of-Way Line a distance of 1136.90 feet; thence North 56 degrees 44 minutes 35 seconds West a distance of 93.88 feet to the West Line of Instrument Number 9614852; thence South 88 degrees 55 minutes 37 seconds East parallel to the South line of said Southwest Quarter a distance of 67.62 feet; thence South 01 degrees 02 minutes 56 seconds West a distance of 24.36 feet; thence South 89 degrees 25 minutes 34 seconds East a distance of 1147.91 feet to the West Right-of-Way Line of Salisbury Street per Miscellaneous File #71-3150; thence South 00 degrees 18 minutes 17 seconds East along said West Right-of-Way Line a distance of 35.65 feet to the Point of Beginning, containing 0.840 acres of land, more or less.



Richard G. Rayback

Richard G. Rayback
Registered Land Surveyor No. 870015
March 22, 2011

Historic Fort Harrison
8901 Otis Avenue
Indianapolis, Indiana 46216-1037
317-826-7100
317-826-7110 FAX

Note: The land description shown hereon is based on the Cumberland Avenue Phase 2 Route Survey for the City of West Lafayette dated January 19, 2010 and recorded at Instrument Number 20111004572 in the Office of the Tippecanoe County Recorder.

Engineering
Surveying
Landscape Architecture
GIS · LIS
Geology

